

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 34 | | HAMILTON RD, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | 202 |
|-----------|------------------|-------|----------|-----|
| Owner 1: | SULLIVAN BRENDAN | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 319 LAKE STREET | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | Own Occ: | N |
| Postal: | 02476 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------------|-------|--|
| Owner 1: | PICKERING NORMAN E--ETAL - | | |
| Owner 2: | PICKERING MARY C - | | |
| Street 1: | 32 CHESTER STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|-------|--|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 102 | 0.000 | 375,400 | | | 375,400 |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 375,400 | | | 375,400 |
| Total Parcel | 0.000 | 375,400 | | | 375,400 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 400.64 | /Parcel: 400.64 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 375,400 | 0 | . | | 375,400 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 364,100 | 0 | . | | 364,100 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 353,700 | 0 | . | | 353,700 | 353,700 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 332,200 | 0 | . | | 332,200 | 332,200 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 297,200 | 0 | . | | 297,200 | 297,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 276,300 | 0 | . | | 276,300 | 276,300 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 276,300 | 0 | . | | 276,300 | 276,300 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 259,300 | 0 | . | | 259,300 | 259,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

PRINT

| Date | Time |
|----------|----------|
| 12/29/21 | 20:33:53 |

LAST REV

| Date | Time |
|----------|----------|
| 12/13/17 | 13:28:19 |

| | |
|--|-------|
| | |
| | danam |
| | 1777 |



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 145630 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 12/13/2017 | Measured | DGM | D Mann |
| 11/5/2000 | Hearing N/C | 189 | PATRIOT |
| 5/6/2000 | | 197 | PATRIOT |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

Sign:

VERIFICATION OF VISIT NOT DATA

| | | | |
|---------------|-------|----------------|---|
| Type: | 7 | - Condo Garden | |
| Sty Ht: | 1 | - 1 Story | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 | - Concrete | |
| Frame: | 1 | - Wood | |
| Prime Wall: | 7 | - Brick | |
| Sec Wall: | | | % |
| Roof Struct: | 4 | - Flat | |
| Roof Cover: | 4 | - Tar & Gravel | |
| Color: | BRICK | | |
| View / Desir: | R | - REAR | |

| | | | |
|-----------|---|---------|---------|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1985 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdicth: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

| OTHER FEATURES | | |
|----------------|---------|---------|
| Kits: 1 | Rating: | Average |
| A Kits: | Rating: | |
| Frpl: | Rating: | |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | R - Rear |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 0.441900015 |
| Name: | 34 - 6049 |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|-----|----|---|---|-----|----|----|--------|----|---------|----|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | # Units | 1 |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | | RM: | 4 | | | BR: | 2 | | Baths: | 1 | | HB |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

| | | | |
|---------------|-----|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 | - Plaster | |
| Sec Int Wall: | | | % |
| Partition: | T | - Typical | |
| Prim Floors: | 4 | - Carpet | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 | - Concrete | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - Typical | |
| Insulation: | 2 | - Typical | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 | - Oil | |
| Heat Type: | 3 | - Forced H/W | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

| DEPRECIATION | | |
|--------------|--------------|-------|
| Phys Cond: | AV - Average | 20.0% |
| Functional: | | 0% |
| Economic: | | 0% |
| Special: | | 0% |
| Override: | | 0% |
| Total: | | 20.4% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 325.00 |
| Size Adj.: | 1.14034152 |
| Const Adj.: | 1.01871002 |
| Adj \$ / SQ: | 377.545 |
| Other Features: | 32828 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.22000003 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 471637 |
| Depreciation: | 96214 |
| Depreciated Total: | 375423 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Before Depr: | 460.61 | |
| Special Features: | 0 | Val/Su Net: | 400.64 | |
| Final Total: | 375400 | Val/Su SzAd | 400.64 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|----------------|-----------|-----------|--------------|
| GLA | Gross Liv Ar | 937 | 377.550 | 353,760 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Net Sketched Area: | | 937 | Total: | 353,760 |
| Size Ad | 937 Gross Area | 937 | FinArea | 937 |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----|-------------|-----------|---------|-----------|----|-------|
| 60 | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| 60 | | | | | | |
| 37 | | | | | | |

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.A-0004-0202.0

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

